

Community Association Response

PARKHILL COMMUNITY ASSOCIATION

4013 Stanley Road SW Calgary, AB T2S 2P5

DATE: December 5, 2024

TO: Cameron Thompson, City of Calgary Planning

CC: Jordan Allen

RE: LOC 2024-0235 "The Hill Site" Landsdowne Application

Dear Mr. Thompson,

I am writing to you on behalf of the Parkhill Community Association regarding the rather egregious overdevelopment that is proposed for the east side of Macleod Tr, adjacent to our Community.

I am in complete agreement with Jordan Allen's submission, as he is very clearly an expert. I have included his submission at the bottom of this document, so that it is included in the official Community Association response. I will also highlight a couple of additional concerns that are not included in his summary.

1. **Attention to Detail:** Page 6 of the developer's document highlights the site details but fails to finish the sentence ending in "600 metres radius of the". This lack of attention to detail at the beginning of their proposal does not inspire a sense of confidence that they've carefully considered all aspects of how this development might impact their neighbours. Neighbours who, as Mr. Allen pointed out in his submission, they did not bother to engage.

The site is located within 600 metres of the existing 39th Avenue LRT station and just outside the 600 metres radius of the

FIGURE 1: Project Location



T 403-243-6211 www.parkhillstanleypark.ca

2. **LAP:** Based upon the meetings I've attended; this development is outside of the 12-26 storey maximum range that was agreed upon in the plan. Macleod Tr East has a higher height threshold than the West side of the street; however, this proposed development at 90 metres is well beyond what we were asked to envision. The height is one thing, the massive size and scale of the entire development is an added insult.
3. **Vehicle Traffic:** The document highlights the proximity to Transit, assumes a conceptual addition of a 50th Avenue station, but does nothing to reassure the Community about the impact of vehicular traffic on our residential streets. There is no traffic assessment identifying the potential cut through traffic volumes that Parkhill and Elboya can expect as driver's attempt to access Elbow Drive through our communities. The assumption that all residents will take the bus or C-train does not align with reality, and as such, we insist on understanding mitigation plans to ensure this development's vehicles do not drive through our neighbourhood. Sit at the intersection of Macleod Tr and 42nd Avenue at any time of day and you'll find a high volume of westbound cars coming across onto a street that quickly becomes a playground zone. I can't be certain that the Mission Bridge closure isn't driving some of this 42nd Ave traffic, so we would want to understand both impacts to traffic patterns and available parking.
4. **Parking:** How many parking stalls are envisioned for this development? Overflow parking into our neighbourhood will be problematic and unwelcome.
5. **Parks and green space:** Stanley Park is busy to the point of overflowing on weekends (and no, I do not just mean the garbage containers), as well as on all hot summer days. There is often a lack of street parking and there is increasingly a lack of park space for residents to enjoy. The Elbow River pathway is also always near capacity. I see no reference to outdoor green spaces that will be developed in conjunction with the City. Where will the hundreds of urban dwellers go to escape their apartments?
6. **Schools:** I acknowledge that the City's Planning department and the Calgary Planning Commission do not wish to address the overcapacity of all schools that would be utilized by this development as this is a "CBE or CCSD issue". Nevertheless, I feel it important to once again reiterate that all of the schools in our community are at or above capacity. This development will further exacerbate the issue.

It is my sincere hope that you will thoughtfully consider our feedback. I recognize that this is a land use application and not a development permit; however, the document provided by the developer does nothing to assuage our concerns about the negative impact this land use application and future building will have on its neighbours.

Sincerely,



Ruth Melchior
Director of Planning & Development
Parkhill Community Association

Incl: Jordan Allen Document